

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

TUESDAY, OCTOBER 20, 2015

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM
1ST Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, October 20, 2015**, at **6:00 p.m.** to consider the following:

CMPT-2015-0007, SPEX-2015-0020 & SPEX-2015-0021
CATHERINES REST – INVISIBLE TOWERS MONOPOLE
(Commission Permit & Special Exception)

Invisible Towers, LLC, of Waterford, Virginia, has submitted applications for Special Exceptions and Commission approval to permit a 185 foot telecommunication monopole and associated ground mounted equipment in the AR-1 (Agricultural Rural-1) zoning district and MDOD (Mountainside Development Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-102 of Section 2-102, subject to the Additional Regulations set forth in Section 5-618(B)(2), Section 4-1603(B), subject to the performance standards listed in Section 4-1604 and Section 4-1605, and Section 5-618(B)(2), and requires a Commission Permit in accordance with Sections 5-618(B)(3) and 6-1101. The area of the proposed Special Exception includes an approximately 1.61 acre portion of a 28.16 acre parcel, and a portion private access easement (Appalachian Lane) located on an adjacent parcel, that is located east of the boundary with Jefferson County, West Virginia, along Appalachian Lane, and on the west side of Charles Town Pike (Route 9), in the Blue Ridge Election District. The subject property is more particularly described as Tax Map Number /14//15/////1B (PIN# 545-25-3081 and Tax Map Number /14//15/////1C (PIN# 545-45-9263). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northwest Planning Area)) and the Strategic Land Use Plan for Telecommunications Facilities, which designate this area for rural business and residential uses.

ZOAM 2015-0005
PROPOSED ZONING ORDINANCE AMENDMENT
TO ESTABLISH NEW REGULATIONS AND/OR TO REVISE AND CLARIFY EXISTING REGULATIONS IN
THE PLANNED DEVELOPMENT – MIXED USE BUSINESS (PD-MUB) ZONING DISTRICT
(Zoning Ordinance Amendment)

Pursuant to Virginia Code §§15.2-2204, 15.2-2285, and 15.2-2286, and a Resolution of Intent to Amend adopted by the Board of Supervisors on April 1, 2015, the Planning Commission hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") in order to establish new, and revise, clarify, and/or delete existing, regulations in regard to the Planned Development – Mixed Use Business (PD-MUB) zoning district. The amendment proposes revisions to Section 1-200 et seq., *Interpretation of Ordinance*, Section 4-1350 et seq., *PD-MUB Planned Development-Mixed Use Business District*, Section 5-600, *Additional Regulations for Specific Uses*, Article 8, *Definitions*, and such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references. The proposed text amendments include, without limitation, the following:

Proposed Amendments to Section 1-200 et seq., Interpretation of Ordinance:

- Revise, clarify, and/or delete existing regulations in regard to Applicability of Floor Area Ratio and Calculation of Mixed Use Percentages.

Proposed Amendments to Section 4-1350 et seq., PD-MUB Planned Development-Mixed Use Business District:

- Establish new, and clarify, revise, and/or delete existing, regulations in regard to Purpose and Intent.
- Revise, clarify, and/or delete existing regulations in regard to Size and Location, to include, without limitation, regulations in regard to the minimum size of a PD-MUB zoning district and locations supported by adequate road networks or transit.
- Reformat and revise existing Permitted and Special Exception use lists and use categories into a Use Table, and establish new regulations in regard to the interpretation of the Use Table.
- Add new Permitted, Minor Special Exception, and Special Exception uses, which may or may not be subject to Additional Regulations, to include, without limitation, the following: "General Use Category" (Horticulture), "Continuing care facility, congregate living facility", "Dwelling, single-family detached", "Congregate housing facility", "Continuing care facility, Adult Assisted Living", "Continuing Care facility, Nursing Home", "Dormitory, fraternity/sorority house, rooming/boarding house or other residence hall", "Child care home", "Civic, social and fraternal association meeting place", "Library", "Public transit facilities and stations", "Museum, cultural center, arboretum", "Post office", "Private Club or Lodge", "College, university, without on-site student, faculty and/or employee housing facilities (50,000 sq. ft. or less)", "College, university (greater than 50,000 sq. ft.)", "Community garden", "Cultural amenities, e.g. fountains, ice rinks, reflecting pools", "Dog park", "Urban deck", "Fire and/or rescue station or substation", "Police station or substation", "Recycling drop off collection center, public", "Recycling drop off collection center, private", "Utility Substation", "Water Storage Tank", "Convention or exhibition facility", "Ambulatory retail or food/beverage vendors and mobile vending carts", "Restaurant, carry-out only, excluding drive through facilities", "Restaurant, dine-in, excluding drive-through facilities", "Restaurants, fast food, excluding drive through facilities", "Restaurants, with drive through facilities", "Bowling alley", "Golf course", "Recreation establishment, indoor", "Recreation establishment, outdoor", "Sports Stadium, Complex, Arena or Sports Field (40,000 sq. ft. or less)", "Animal hospital", "Auction house", "Automobile care sharing agency", "Automobile rental agency", "Car wash", "Commuter parking facilities", "Construction retail establishment, without outdoor storage", "Convenience food store, freestanding", "Convenience food store", "Crematorium", "Facility for lessons in dance, gymnastics, judo, and sports training", "Food store", "Funeral home or mortuary", "Home service establishment", "Motor vehicle service and repair, light", "Off-street parking facilities, freestanding, surface parking lot only", "Off-street parking facilities, freestanding, in an above-ground or below-ground structure only", "Pharmacy", "Printing service", "Repair service establishment", "Storage, mini-warehouse", "Data Center", "Radio and television recording studio", "Studio space – artist, craftsperson, writer etc."
- Reclassify certain existing Special Exception uses to Permitted or Minor Special Exception uses, which may or may not be subject to Additional Regulations, to include, without limitation, the following: "Continuing care facility", "Dwelling, single-family attached", "Outdoor amphitheater", "Medical care facilities, outpatient only".
- Delete certain existing Permitted and Special Exception uses, to include, without limitation, the following: "Restaurant, including carry-out, but excluding drive through facilities", "Commercial uses with drive-throughs", "Gas pumps accessory to a convenience store".
- Establish new Permitted, Minor Special Exception, and Special Exception uses, which may or may not be subject to Additional Regulations, to include, without limitation, the following: "Commercial retail and service uses with drive-throughs".
- Establish new, and revise, clarify, and/or delete existing, regulations in regard to Development Standards, to include, without limitation, the following: 1) Minimum Use Percentages for Nonresidential

Uses (Employment Uses, Commercial Uses, and Public/Civic/Institutional Uses), Residential Uses, and Parks and Open Space; 2) Public Plaza; 3) Vertical Mix; 4) On-Street Parking; 5) Principal Building Entrance; 6) Sidewalks; 7) Bicycle Network; 8) Streets; 9) Concept Development Plan; and 10) Design Guidelines.

- Establish new, and revise, clarify, and/or delete existing, regulations in regard to Lot and Building Requirements, to include, without limitation, regulations in regard to Size, Yards, and Building Height.
- Establish new, and revise, clarify, and/or delete existing, regulations in regard to Floor Area Ratio (FAR) and Residential Density, to include, without limitation, regulations in regard to a 1.5 maximum FAR, Calculation of Mixed Use Percentages, maximum Residential Density (based on the availability of bus service), and calculation of Density (residential).
- Establish new regulations in regard to Additional Unmet Housing Needs, to apply in addition to the Affordable Dwelling Unit regulations of Article 7 of the Zoning Ordinance, for developments exceeding certain residential densities.
- Establish new, and revise, clarify, and/or delete existing, regulations in regard to Use Limitations, to include, without limitation, regulations in regard to the following: 1) Utility Requirements; 2) Buffering and Screening; 3) Street Trees; 4) Outdoor Storage; 5) Auction Houses; 6) Automobile car sharing agency and Automobile rental agency; 5) Data Center; 6) Storage, Mini-warehouse; 7) Hotels/Motels; 8) Dwellings, Single-Family (Attached and Detached); and 9) Manufacturing Uses.
- Establish new, and revise, clarify, and/or delete existing, regulations in regard to Incentive Program for increased FAR.
- Establish new, and revise, clarify, and/or delete existing, regulations in regard to Signs.
- Establish new, and revise, clarify, and/or delete existing, regulations in regard to Ownership, Operation and Management of Common Open Space and Common Facilities.

Proposed Amendments to Section 5-600 et seq., Additional Regulations for Specific Uses:

- Establish new, and revise, clarify, and/or delete existing, Additional Regulations for “Flex Industrial Uses”, “Freestanding Convenience Food Stores”, “Cemetery, Mausoleum, Crematorium”, “Elementary, Middle, or High School for 15 or fewer pupils”, “Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies”, and “Data Center”, as necessary to implement and maintain consistency with the foregoing amendments.

Proposed Amendments to Article 8, Definitions:

- Establish new, and revise, clarify, and/or delete existing definitions as may be necessary to fully implement and maintain consistency with the foregoing amendments.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

**ZMOD 2015-0013
BMW OF STERLING
COMPREHENSIVE SIGN PLAN AMENDMENT
(Zoning Ordinance Modification)**

BMW of Sterling, Virginia has submitted an application pursuant to Section 700.2 of the 1972 Zoning Ordinance to modify the applicable Section of 523 of the 1972 Zoning Ordinance to implement a Comprehensive Sign Package that proposes changes to the permitted number, size, and types of signs. The subject property is being developed pursuant to ZMAP-1989-0021, Dulles 28 Center, and ZMOD 1998-0002, Dulles Centre Comprehensive Sign Plan, in the PD-CH (Planned Development-Commercial Highway) zoning

district under the 1972 Zoning Ordinance. This application is subject to the 1972 Zoning Ordinance. The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject property is approximately 8.99 acres in size and is located on the west side of Pacific Boulevard (Route 1036), south of the W&OD Trail, and north of Waxpool Road (Route 625), at 21710 Auto World Circle, Sterling, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /80//18/////4/ (PIN# 043-38-0672). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan), which designate this area for Route 28 Business uses at a recommended Floor Area Ratio (FAR) of 0.4 to 1.0.

ZMOD 2015-0010
LANDSDOWNE DECKS
(Zoning Modification)

The Board of Supervisors, pursuant to a motion passed at its May 20, 2015, business meeting, has initiated an application to modify the zoning regulations applicable to the concept plan approved with ZMAP-1994-0001, Lansdowne, in order to reduce the required rear yard for certain properties to permit the construction of covered porches, decks, and/or terrace, enclosed or unenclosed, with no resulting change in density, in the PD-H3 (Planned Development-Housing), zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the modification of zoning regulations applicable to the approved concept development plan is authorized under Section 6-1216(B)(4). The subject property comprises two (2) parcels that total 0.39 acres in size and are located on the south side of Riverpoint Drive (Route 2410), north of Kipheart Drive (Route 2423), east of Thomas Lee Way (Route 2882) and west of Ridgeback Court (Route 2428), in the Ashburn Election District. The subject property is more particularly described as follows:

Tax Map Number	PIN#	Property Address
/62/K35/////17/	080-16-6545	44113 Riverpoint Drive Leesburg, VA
/62/K35/////21/	080-16-9059	44137 Riverpoint Drive Leesburg, VA

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designate this area for Residential uses and which recommend a density of up to 3 dwelling units per acre.

ZMOD 2015-0009
ASHBURN FARM SECTION 1 DECKS
(Zoning Modification)

The Board of Supervisors, pursuant to a motion passed at its January 7, 2015 business meeting, has initiated an application to modify the zoning regulations applicable to the concept plan approved with ZMAP-1985-0015, Ashburn Farm, and ZMAP-1989-0012, Ashburn Farm Proffer Amendment, in order to reduce the required rear yard and side yard for certain properties to permit the construction of covered decks and porches, with no resulting change in density, in the PD-H4 (Planned Development-Housing) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the modification of zoning regulations applicable to the approved concept development plan is authorized under Section 6-1216(B)(4). The subject properties are also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject properties, located in Ashburn Farm Section 1, comprise two hundred and sixty three (263) parcels that total approximately 73.68 acres in size, and are generally located south of Ashburn Farm Parkway (Route 625), and west of Ashburn Road (Route 641), in the Ashburn Election District.

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), and the 2010 Countywide Transportation Plan, which designate this area for Residential uses at a recommended density of up to 4 dwelling units per acre.

SIDP 2015-0002
COMPASS CREEK SIGN DEVELOPMENT PLAN
(Sign Development Plan)

Leesburg Commercial, LC, of Fairfax, Virginia, has submitted an application for a Sign Development Plan to request alternative sign regulations for permitted signs in order to: 1) Modify the maximum permitted number, area of any one sign, total aggregate sign area, and height of signs; and 2) Permit the use of exposed neon illumination. The subject property is being developed pursuant to ZMAP-2012-0021 and SPEX-2012-0047, Crosstrail Commercial Center located in the PD-IP (Planned Development – Industrial Park) and PD-CC-SC (Planned Development – Community Center – Small Regional Center) zoning districts under the Revised 1993 Zoning Ordinance. The property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours. The property is also located partially within the LOD (Limestone Overlay District) and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance, and pursuant to Section 5-1202(E) alternative sign regulations for permitted signs may be requested with the submission of a Sign Development Plan. The subject property is located on the east side of the Dulles Greenway (Route 267), the south side of Battlefield Parkway Southeast (Route 654), and the west of Sycolin Road (Route 625) in the Catoctin Election District. The property is more particularly described as follows:

PIN #	TAX MAP NUMBER	ACRES
234-38-8113-001	/60/////7B-1/	121.44 acre portion of 127.41 acre parcel
235-20-1426-001	/60/////53-1	14.36 acre portion of 236.66 acre parcel

The area is governed by the policies of the Revised General Plan (Leesburg Joint Land Management Area), and the Toll Road Plan, which designate this area for Business uses at a recommended Floor Area Ratio (FAR) of up to 1.0.

ZCPA 2015-0006
BRAMBLETON - FUJIWARA PROPERTY
(Zoning Concept Plan Amendment)

Scott and Elizabeth Fujiwara of Ashburn, Virginia, have submitted an application to amend the concept plan and proffers approved with ZMAP-1993-0005 and ZCPA-1993-0007, Brambleton, in order to reduce the width of a buffer yard illustrated on the concept development plan located at the rear and along the eastern boundary of the subject property, to permit the construction of an above-ground deck, patio, fire pit, spa and water feature and a fence, with no resulting change in density in the PD-H4 (Planned Development-Housing), administered as the R-8 (Single Family Residential) zoning district. This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately .30 acre in size and is located south of Ryan Road (Route 711), east of Portico Place, and along the east side and at the terminus of Hermitage Court, at 42784 Hermitage Court, Ashburn, Virginia, in the Blue Ridge Election District. The subject property is more particularly described as follows Tax Map Number /92/D/2///31/ and (PIN #159-48-9440).

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), and the 2010 Countywide Transportation Plan, which designate this area for Residential uses at a recommended density of up to 4 dwelling units per acre.

**ZCPA 2014-0009, ZMOD 2014-0009, SPEX 2014-0028,
SPEX 2014-0029 & SPEX 2015-0030**

INOVA LOUDOUN HOSPITAL CENTER

(Zoning Concept Plan Amendment, Zoning Ordinance Modification, and Special Exception)

Loudoun Hospital Center of Leesburg, Virginia has submitted applications for the following: 1) to amend the concept plan and proffers approved with ZMAP-1994-0001/ZCPA-1994-0002, Lansdowne, and ZMAP-2003-0006/ZCPA-2003-0003, Lansdowne Village Greens, in order to permit the consolidation of certain existing land bays (Land Bays P-1 and P-2) into a new land bay (Land Bay P) that may be developed with up to 1,585,584 square feet of hospital and office uses at a maximum floor area ratio (FAR) of 0.41; 2) Special Exceptions to modify the conditions of approval and special exception plat associated with SPEX-2007-0017, INOVA Loudoun Hospital, which currently govern a portion of the subject property in order to: a) increase the maximum permitted square footage for a Hospital uses from 318,222 to 1,238,000 square feet; and b) reduce the minimum required number of parking spaces from 3,119 to 2,919 parking spaces; and 3) a Special Exception to modify the conditions of approval and special exception plat associated with SPEX-1994-0001, Loudoun Hospital Center, to increase the maximum permitted number of helistops from 1 to 3 helistops. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed uses are listed as Special Exception uses under Section 4-304 and any person who can present circumstances to justify a reduction in parking may apply for a special exception to the Board of Supervisors pursuant to Section 5-1102(F)(6). The Applicant also requests a modification of Section 4-306(B) to increase the maximum permitted building height from 100 to 145 feet. The subject property is located on the north side of Harry Byrd Highway (Route 7), on the east side of Lansdowne Boulevard (Route 2400) and the south side of Riverside Parkway (Route 2401) in the Ashburn Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN	ADDRESS
/62///6//1A1G/	083-40-0239	N/A
/62///6//1A1F/	083-30-2178	N/A
/62///6//1A1E/	083-39-4787	N/A
/62///2////2/	082-19-1967	44035, 44045, 44055, and 44061 Riverside Parkway, Ashburn, Virginia

The area is governed by the policies of the Revised General Plan (Ashburn Community (Suburban Policy Area)) which designate this area for Keynote uses at a recommended FAR of 0.4 to 1.0.

CPAM 2015-0001

**COUNTYWIDE TRANSPORTATION PLAN AMENDMENT EVERGREEN MILLS
ROAD**

(Comprehensive Plan Amendment)

Pursuant to Sections 15.2-2225 and 15.2-2229 of the Code of Virginia, the Planning Commission hereby gives notice of a Comprehensive Plan Amendment ("CPAM") to amend the Loudoun County 2010 Countywide Transportation Plan ("CTP") (adopted June 15, 2010, amended through July 1, 2015) in order to establish new, and amend existing, policies, planning guidelines, and maps applicable to Evergreen Mills Road (VA Route 621) and Edgewater Street (VA Route 2237) within the Dulles Community of the Suburban Policy Area. The proposed amendments include, without limitation, the following:

- Amend Chapter 2, *County Road Network, Suburban Policy Area Roads*, in order to revise the list of significant planned roadway connections and improvements within the Dulles Community to amend Evergreen Mills Road (Route 621) to a four-lane divided facility from Northstar Boulevard (Route 659 Relocated) east through Arcola to Loudoun County Parkway (Route 606).

- Amend Figure 2-1a (Dulles South Area) in order to:
 - Revise the specifications for Evergreen Mills Road from Belmont Ridge Road (Route 659) to Loudoun County Parkway.
 - Add Evergreen Mills Road from Belmont Ridge Road to Northstar Boulevard.
- Amend Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in order to revise the existing road type descriptions, typical cross-sections, and planning guidelines for the existing/ultimate condition for the following:
 - VA Route 2237 (Edgewater Street) located between VA Route 742 (Poland Road) south and west to VA Route 606 (Loudoun County Parkway).
- Amend Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in order to revise the existing road type descriptions, typical cross-sections, and planning guidelines for the existing/ultimate condition for the following:
 - Segment of Evergreen Mills Road located between VA Route 606 (Loudoun County Parkway) and VA Route 659 (Belmont Ridge Road).
- Amend Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in order to add new road type descriptions, typical cross-sections, and planning guidelines for the existing and ultimate conditions for the following:
 - New segment of Evergreen Mills Road located between VA Route 659 (Belmont Ridge Road) and VA Route 659 Relocated (Northstar Boulevard).
- Amend the *Revised 2030 Countywide Transportation Plan Map* in accordance with foregoing amendments.
- Revise such other sections of the 2010 Countywide Transportation Plan as necessary to fully implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references.

CMPT 2015-0009
PLAINS OF RASPBERRY
AMENDED COMMUNITY WATER SERVICE AREA
(Commission Permit)

Loudoun Water of Ashburn, Virginia, has submitted an application for Commission approval to permit the expansion of the Plains of Raspberry Communal Water System service area, established with CMPT-1991-0003, to include parcels that are presently served by the existing Historic Selma Estates Communal Water System, established with SBPL-2001-0029, creating one communal water system, in the AR-1 (Agricultural Rural-1) zoning district. The subject property is also located partially within the LOD (Limestone Overlay District), partially within the FOD (Floodplain Overlay District), and partially within the MDOD (Mountainside Development Overlay District). The subject property is also located adjacent to the New Rockland Agricultural and Forestal District. This application is subject to the Revised 1993 Zoning Ordinance and requires a Commission Permit in accordance with Section 6-1101(B). The subject property is approximately 1,906.75 acres in size and is located on the west side of James Monroe Highway (Route 15), north of Tutt Lane (Route 740), and south of New Valley Church Road (Route 663) the Catoctin Election District.

The area is governed by the policies of the Revised General Plan, (Rural Policy Area (Northern Tier)), which designate this area for rural economy uses and limited residential development.

CMPT 2013-0007 & SPEX 2013-0005
LOUDOUN COUNTY GOVERNMENT SUPPORT CENTER
(Commission Permit and Special Exception)

The Board of Supervisors, acting through the Department of Transportation and Capital Infrastructure, has submitted an application for a Special Exception and Commission approval to permit general government uses

(animal shelter, warehouse facility, juvenile probation residence, general offices, adolescent independent living facility, consolidated shops), to permit the relocation of the existing juvenile detention center, permit expansion of the existing parking for the adult detention center, and permit the expansion of the existing Fire and Rescue Training Facility, in the JLMA-20 (Joint Land Management Area - 20) zoning district. The subject property is also located partially within the AI (Airport Impact) Overlay District, between the Ldn 60-65 and outside of but within one (1) mile of the Ldn 60, aircraft noise contours for the Leesburg Executive Airport, partially within the FOD (Floodplain Overlay District), and partially within the QN (Quarry Notification) Overlay District- Luck Note Area. This application is subject to the Revised 1993 Zoning Ordinance and the proposed general government use is listed as a Special Exception use under Table 2-1303 of Section 2-1300, subject to the Additional Regulations set forth in Section 5-631, and requires a Commission Permit in accordance with Section 6-1101. The subject property is approximately 672 acres in size and is located on the east side of Sycolin Road (Route 643), on the north side of Cochran Mill Road (Route 653), and on the south side of the Town of Leesburg in the Catoctin Election District. The parcel contains several existing County government buildings that are located at various addresses including 16450, 16451, 16445, 16480, 16501, and 19520 Meadowview Court; 16550, 16591, 16595, 16605, 16600, 16615, and 16650 Courage Court; 42152, 42399, and 42405 Claudia Drive; 19737 Union Church Drive; 19788 Horserun Drive; 42214 Greenfield Mill Drive; 19730 Sycolin Road; and 41904, 41975, 42000, 42010, 42020, 42031, 42035, and 42075 Loudoun Center Place, Leesburg, Virginia. The subject property is more particularly described as Tax Map Number /60////////12/ (PIN# 191-16-9866). The area is governed by the policies of the Revised General Plan (Public Facilities Policies) which designate this area for a County Public Facility Site.

ZMAP 2005-0018 & SPEX 2005-0028
ASHBROOK MARKETPLACE
(Zoning Map Amendment & Special Exception)

B.F. Saul Real Estate Investment Trust of Bethesda, Maryland, has submitted applications for the following: 1) To rezone approximately 14.32 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance to the PD-CC-SC (Planned Development-Commercial Center-Small Regional Center) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-CC-SC zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.18; and 2) A Special Exception to permit an Automobile Service Station in the PD-CC-SC zoning district. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under Sections 4-204(B) and 4-204(C). The subject property is located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour and partially with the FOD (Floodplain Overlay District). The Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§4-205(C)(1)(c), Lot Requirements, Yards, Adjacent to Roads, Small Regional Center (SC).	Reduce the minimum building setback from Ashburn Village Boulevard from 75 feet to 50 feet.
§4-206(E), Development Setback and Access from Major Roads	Reduce the minimum building setback from Ashburn Village Boulevard from 75 feet to 50 feet.
§5-900(A)(10)(a), Access and Setbacks from Specific Roads and the W&OD Trail, Building and Parking Setbacks from Roads, Other Major Collector Roads	Reduce the minimum building setback from Ashburn Village Boulevard from 75 feet to 50 feet.

The subject property is approximately 14.32 acres in size and is located in the northeast corner of the intersection of Ashburn Village Boulevard (Route 2020) and Russell Branch Parkway (Route 1061), in the

Broad Run Election District. The subject property is more particularly described as Tax Map Number /62//67/////2/ (PIN# 084-40-5325). The area is governed by the policies of the Revised General Plan (Ashburn Community (Suburban Policy Area)) which designate this area for Keynote Employment and Business Community uses at a recommended FAR of 0.40 to 1.0.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning and Zoning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loundounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. Please provide three days' notice.